

Summary

Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 6/26/2025

Acct ID: 329520 MTL: 084W36C000701 Date: 8/13/25 Appr: GRH Prop Class: 589 RMV Prop Class: 589

Situs: 4756 RIVERSIDE RD S SALEM OR 97302 MaSaNh: 06 06 000 Unit: 40649 Year: 2025 459

Last Date Appraised: 05/13/2011 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: Y N Tag info: 1-1-26 check on mth hardship

Owner: QUAN, DOUGLAS R & QUAN, SANDRA L Roll Type: R

Cycle

 Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 101366

RMV Land: 442410 RMV Imp: 162830 RMV Total: 605240 MAV: 72850 MSAV: 28516 SAV: 56691

Comment:

Update inv

FARM OK ROW CROPS, ORCHARD

RP/MS	Code	Description
MS	411	SEE ACCOUNT NOTES - 411
MS	DFL	DESIGNATED FORESTLAND
MS	ZONED	FARM EFU ZONED

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	40000	14460	0

Land

Site: 1	Code Area: 14460	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class:	Value Source: Farm Homesite	Description:			RMV: 42360	Exception: Y N
Adjustment(s):		Fire Patrol:		Description:		
Comments: Liability year - 2010 / 21-22: PER #103 CHG LAND SCH FOR WOODLOT / 18-19: ROLL 3.8 ACRES DFL TO FARM// 2011-12: ROLL 2.2 ACRES INTO FARM DEFERRAL// 09-10: HOMESITE AND OSD NOT SPEC ASS'D, UNDER 10 ACRES OF FORESTLAND// 04-05: FOREST APPLICATION APPROVED WITH PLAN// 02-03: F01-995 AND F01-996 SEPE FROM R33827 TO R329520 AND R329521, TOOK ONE ACRE FOR THE HOME SITE						
Site: 3	Code Area: 14460	Size: 4.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4HD	Value Source: Farm Use - EFU	Description: FOUR HILL DRY			RMV: 190610	Exception: Y N
Adjustment(s):		Fire Patrol:		Description:		
Comments: Liability year - 1984 / 18-19: ROLL 2.3 ACRES DFL TO 4H DRY// 2011-12: ROLL 2.2 ACRES FROM FORESTLAND TO FARM DEFERRAL//:01-02; REAPPRAISAL 02-03:F01-995 AND F01-996 SEPE FROM R33827 TO R329520 AND R329521 /02-03; TOOK ONE ACRE FOR THE HOME SITE //04-05: FOREST APPLICATION APPROVED WITH PLAN						
Site: 4	Code Area: 14460	Size: 1.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: WOOD	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 63540	Exception: Y N
D						
Adjustment(s):		Fire Patrol:		Description:		
Comments: Liability year - 1984 / 18-19: ROLL 1.5 ACRES DFL TO WOODLOT// 2011-12: ROLL 2.2 ACRES FROM FORESTLAND TO FARM DEFERRAL//:01-02; REAPPRAISAL 02-03:F01-995 AND F01-996 SEPE FROM R33827 TO R329520 AND R329521 /02-03; TOOK ONE ACRE FOR THE HOME SITE //04-05: FOREST APPLICATION APPROVED WITH PLAN						
Site: 5	Code Area: 14460	Size: 2.50 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: FTLC	Value Source: Designated Forest Land	Description: DFL Class C			RMV: 105900	Exception: Y N
Adjustment(s):		Fire Patrol:		Description:		
Comments: Liability year - 1984 / 2011-12: ROLL 2.2 ACRES INTO FARM DEFERRAL//01-02; REAPPRAISAL 02-03:F01-995 AND F01-996 SEPE FROM R33827 TO R329520 AND R329521 /02-03; TOOK ONE ACRE FOR THE HOME SITE //04-05: FOREST APPLICATION APPROVED WITH PLAN						

Improvements - Residence / Manufactured Structures

Bldg: <u>2</u>	Code Area: 14460	Stat Class: <u>108</u>	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements			Dimensions:		RMV: 3270	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors Change to 107 YI 4 Aug

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
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No floor data available

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
DECK	1	72	2001	1410	1
ROOF EXTENSION OR PATIO COVER	1	72	2001	1858	1

Bldg: 3	Code Area: 14460	Stat Class: 467	Year Blt: 2001	Eff Year Blt: 2001	Sq.Ft: 1404	% Complete: 100
Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE			Dimensions:		RMV: 99610	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
First Floor	6	Finished	1404	3	FB-2	2001	2001	SKRT+, HVAC+, KIT-, BATH - 2, ROOF
								Exception: Y N



SKETCH/AREA TABLE ADDENDUM

Parcel No 084W36C 00701

File No R329520

SUBJECT

Property Address 4756 RIVERSIDE RD S

City SALEM

County MARION

State OR

Zip 97302

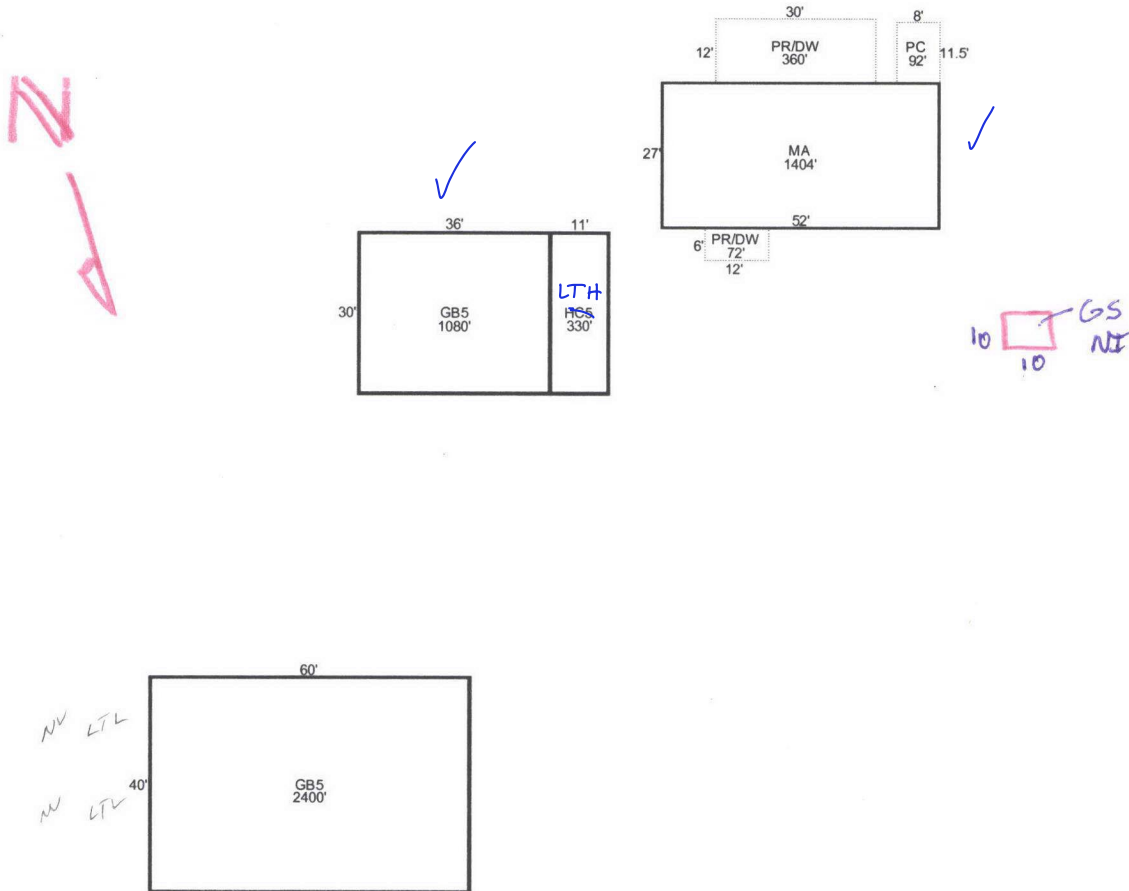
Owner

Client

Appraiser Name BRIAN BEEBE (44)

Inspection Date 4/10/07

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.00	1404	158	1404
GBA1	GB5	1.00	2400	200	
	GB5	1.00	1080	132	
	HC5	1.00	330	82	3810
P/P	PR/DW	1.00	360	84	
	PC	1.00	92	39	
	PR/DW	1.00	72	36	524
Net LIVABLE Area (Rounded w/ Factors)					1404
Net BUILDING Area (Rounded w/ Factors)					3810

LIVING/BUILDING AREA BREAKDOWN

Breakdown				Subtotals
MA	27	x	52	1404
GB5	40	x	60	2400
	30	x	36	1080
HC5	11	x	30	330
GPH 8/13/25 cycle L2				
4 Items (Rounded w/o Factors)				5214